

FINAL



**WEARE BOARD OF SELECTMEN
MEETING MINUTES
February 6, 2012**

PRESENT: TOM CLOW, CHAIRMAN; RICHARD W. BUTT, VICE CHAIRMAN; LEE MARCROFT, SELECTMAN; KEITH R. LACASSE, SELECTMAN

RECORDING SECRETARY: Cherry Palmisano

GUESTS: Terry Knowles, Betty Straw, Sherry Burdick, Tim Redmond, Ian McSweeney, Richard Wheldon

Chairman Clow moved, Selectman Marcroft seconded to enter into non public session @ 6:45 p.m. pursuant to the authority granted in RSA 91-A:3II (b). A roll call vote was taken, Vice Chairman Butt – yes; Selectman Marcroft – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 4-0-0

The Board interviewed a potential DPW employee.

Chairman Clow moved, Selectman Lacasse seconded to come out of non public session @ 6:57 p.m. A roll call vote was taken, Vice Chairman Butt – yes; Selectman Marcroft – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 4-0-0

7:00 p.m. Chairman Clow called the meeting to order.

DEPARTMENT HEAD – Tim Redmond, Public Works Director, recommended that Richard Wheldon of 225 East Road in Weare begin working at the Highway Department.

Chairman Clow noted that Mr. Wheldon was interviewed prior to the meeting during a non public session. The Board asked all their questions at that time.

Vice Chairman Butt moved, Selectman Lacasse seconded to hire Richard Wheldon as a truck driver at a rate of \$13.00 per hour effective immediately. Passed 4-0-0

Mr. Redmond said that they have a five year contract with Allenstown, NH to dump septic waste from Weare residences. The contractors who pump in Weare have permission from the Commissioners in Allenstown to dump there. The five year agreement requires signatures from the Board of Selectmen. There is no charge to the town. The haulers are charged by the Allenstown Treatment Plant.

Chairman Clow explained that they are trying to work it out so that the Board does not have to come in every week to sign the Manifest.

MANIFESTS

Checks Dated: February 2, 2012

Weekly Payroll \$40,102.11

Fire Monthly \$5,909.86

EMT/Fire \$7,020.60

TOTAL \$53,038.57 (includes taxes, credit union, and police detail)

Chairman Clow moved, Selectman Lacasse seconded, to authorize the Board of Selectmen to sign Manifest and order the Treasurer to sign checks dated February 9, 2012. Passed 4-0-0

Accounts Payable \$493,687.52

FINAL

Gross Payrolls	\$48,384.39	(includes taxes, credit union, and police detail)
Total	\$542,071.91	

Also, to order the Treasurer to sign payroll checks dated February 16, 2012, that will include payment for Weekly wages and matching taxes. Actual amounts paid and reports backing up the numbers will be disclosed at the next scheduled Board meeting.

MEETING MINUTES

Chairman Clow moved, Selectman Marcroft seconded to approve the minutes of January 23, 2012 as amended. Passed 4-0-0

CORRESPONDENCE – Naomi Bolton, Town Administrator, distributed copies of the official ballot to the Board. The Board needs to approve the official ballot before it goes to the printer.

Articles 2-8 – There were no changes.

Article 9 – Changed the dollar amount and added if Article 9 passes the budget would be reduced.

Article 10 – Add that the Selectmen will approve a plan for cost share in fiscal year 2012.

Article 11 – The words “up to” were added.

Article 17 – The police cruiser was zeroed out in all places.

Article 19 – The words “should this article pass the proposed operating budget would be reduced by \$7,200” were added.

Article 20 – Was reduced from \$15,000 to \$7,500.

Vice Chairman Butt asked if the Board needs to make a recommendation on the petition article. It was discussed that the Planning Board can make recommendations on petitioned warrant articles, but the Selectmen do not.

Vice Chairman Butt asked if they are allowed to include the tax impact on the warrant. Naomi Bolton, Town Administrator, said that the legal opinion states that tax rate estimates may not be included on a warrant. Terry Knowles told the Board that there is currently a bill in the Legislature allowing them to put the tax rate on the warrant. Chairman Clow noted that the estimated tax rate is on the town mailer. Vice Chairman Butt said that he was told that in an article that is fully funded from a revenue source other than from tax payers they could eliminate the word “raise” and just use the word “appropriate.” He would like opinion in writing for the future.

Naomi Bolton, Town Administrator, told the Board that Maureen Bilodeau would like to send the ballot off for printing in the morning.

Selectman Lacasse moved, Selectman Marcroft seconded to approve the ballot as presented for the annual town election of Weare on March 13, 2012. Passed 4-0-0

It was discussed that the Selectmen will hold a call-in show on March 12th and the Selectmen would like for the taxpayers to have the mailer in hand prior to the call-in show. Craftsman Press needs two weeks to print the mailer. Chairman Clow explained that the call-in show is open for residents to call-in and ask any question as it pertains to the warrant. Naomi Bolton, Town Administrator, would like to have the mailer at the Post Office on the 8th to mail to residents. February 23rd is the deadline to bring the mailer to the printer. The Board discussed holding a candidates night and questioned if the Chamber of Commerce would be willing to sponsor it.

Chairman Clow opened the public hearing at 7:30 p.m.

PUBLIC HEARING – To hear public testimony and comment regarding funds to be spent from the Charles and Ethel Eastman Fund (Mildred Hall Bequest) to purchase a conservation easement on a 74.37 acre property on Deering Center Road owned by the McLain Family, Tax Map 407-172.1

Chairman Clow said that there was a previous presentation made regarding the easement.

FINAL

Ian McSweeney, Russell Foundation, said that the Mildred Hall Advisory Committee is recommending the expenditure of \$62,275 towards a portion of the total purchase cost of the 74 acres owned by the McLain Family. The property abuts town forest land and privately owned land. This project would provide funds to the non profit land trust, New England Forestry Foundation. The New England Forestry Foundation will purchase the land outright and manage timber and recreation. The Society for the Protection of NH Forests will purchase the easement to protect the land for public benefit into perpetuity.

The total project cost is \$162,175; purchase of the land and the purchase of the easement.

Mr. McSweeney explained that the agreement is that land owners are selling the property for \$150,000 to the New England Forestry Foundation. The Society for the Protection of NH Forests is donating the easement, but not providing additional money. The additional \$12,275 is for project costs.

Chairman Clow said that if an individual bought the land for \$150,000 and paid the family with the intent to put it into easement, the only remaining funds are the \$12,275 to maintain the easement and associated costs. He said that in a sense the \$62,000 is being contributed towards the actual purchase of the land. Mr. McSweeney said that both the value of the land and the value of the easement are worth more than \$150,000. The funding coming from the Mildred Hall Trust, the Russell Foundation, and the New England Forestry Foundation make up the \$150,000 and the total of \$150,000 is being paid to the McLain's with the agreement that they are selling the land for perpetual conservancy. By contract they are restricting future use to only conservation and they are being compensated.

Vice Chairman Butt commented on the 112 acres that the town has an easement on and asked what the difference is. Mr. McSweeney said that the 112 acres directly to the north is owned by private land owners and they have rights to the timber and are responsible for taxes and all liability to the land, the Town of Weare has an easement on that land restricting the land to development. The town does not own that land, they are just guaranteeing that it will be open space and there is no monetary return to the town.

Mr. McSweeney explained that the uniqueness in this project is that the land is being sold to a company, who will have the right to timber. Vice Chairman Butt said that they are contributing for that company to own that land and get timber rights. Mr. McSweeney said that the New England Forestry Foundation will be the owner and the Society for the Protection of NH Forests will have a conservation easement, the owner will be able to log the property and generate revenue. Vice Chairman Butt asked the down side is for the town. Mr. McSweeney said that what makes more sense depends on the individual situation. The benefit to the Town of Weare in providing this money is maintaining the land for open space. The amount the town is putting in is a quarter of the value.

Selectman Lacasse asked how much an easement would cost on this property. Mr. McSweeney said that it was not discussed because the land owners wanted to sell the property. He said that an easement is less expense, but each project needs an appraisal and it depends on the appraisal value of the development rights.

Vice Chairman Butt commented on the cost of the easement being \$162,000 and the New England Forestry Foundation retaining ownership on the property. He would like to know what kind of restrictions are on the property against the owner selling the property. Mr. McSweeney said that a lot of the price is derived from the cost of development and the easement will not allow development. This property won't increase in value the way the real estate market does because there are no development rights. Mr. McSweeney said that it could be in the deed that if the New England Forestry Foundation decided to sell that the Town being given first right of refusal to purchase the land. Vice Chairman Butt asked about logging of the property. It was discussed that the conservation easement will require a forest management plan from the Society for the Protection of NH Forests and the town would see the management plan prior to any cutting. Vice Chairman Butt asked how close other homes are. Mr. McSweeney said that there are three; one on the west side and two on the other side of Toby Hill Road. Vice Chairman Butt commented on noise and traffic from the logging operation. Mr. McSweeney said that with any logging operation there is noise, but this parcel is not that large.

FINAL

Chairman Clow said that he reviewed the New England Forestry Foundation online and it is a Forest Society in itself. Mr. McSweeney said that they have forestry in their name and practice sustainable forestry on parcels that they own.

Chairman Clow closed the public hearing at 7:55 p.m.

Vice Chairman Butt moved, Selectman Marcroft seconded to authorize the expenditure of up to \$62,275 to purchase the land and conservation easement on Tax Map 407-172.1 Marcroft Passed 4-0-0

The Board would like to review the deed, the restrictions, identify the usage of the property, and also if the property owner decides to restrict posting of the property for other than logging that the Board be notified prior to so that they have the opportunity to discuss.

The Board discussed the Town Hall doors. Selectman Lacasse said that he will get the group together to discuss the doors.

Chairman Clow moved, Selectman Lacasse seconded to enter into non public session @ 8:10 p.m. pursuant to the authority granted in RSA 91-A:3II (a&c). A roll call vote was taken, Vice Chairman Butt – yes; Selectman Marcroft – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 4-0-0

Selectman Lacasse moved, Chairman Clow seconded to come out of non public session @ 8:43 p.m. A roll call vote was taken, Vice Chairman Butt – yes; Selectman Marcroft – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 4-0-0

Selectman Lacasse moved, Chairman Clow seconded to seal and restrict the minutes of the non public session. Passed 4-0-0

Chairman Clow moved, Selectman Lacasse seconded to enter into non public session @ 8:44 p.m. pursuant to the authority granted in RSA 91-A:3II (c). A roll call vote was taken, Vice Chairman Butt – yes; Selectman Marcroft – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 4-0-0

The Board discussed abatements.

Selectman Lacasse moved, Chairman Clow seconded to come out of non public session @ 8:54 p.m. A roll call vote was taken, Vice Chairman Butt – yes; Selectman Marcroft – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 4-0-0

Selectman Lacasse moved, Selectman Marcroft seconded to adjourn at 8:55 p.m. Passed 4-0-0

ADJOURNMENT

A True Record.

Cherry Palmisano, Recording Secretary